

**ROSS TOWNSHIP
PLANNING COMMISSION
MINUTES
April 26, 2010**

CALL TO ORDER/PLEDGE

Chairperson Lauderdale called the regularly scheduled meeting of the Ross Township Planning Commission to order at approximately 7:00 P.M. at the Ross Township Hall.

ROLL CALL

Those present were: Jim Lauderdale
 Robb Blain
 Russell Fry
 Gregg Pierce
 Sherri Snyder

Absent were: Jeff Price
 Jon Scott

Also present were: Rebecca Harvey, Planning Consultant
 Bruce Dean, AGS

Lauderdale welcomed new member Sherri Snyder – replacing Sandra Kiger.

APPROVAL OF AGENDA

On a motion by Fry, seconded by Blain, the agenda was unanimously approved.

APPROVAL OF PRIOR MEETING MINUTES: **March 22, 2010**

On a motion by Blain, seconded by Pierce, the minutes of **03/22/2010** were unanimously approved.

PUBLIC COMMENTS on non-agenda items - none

NEW BUSINESS – none

UNFINISHED BUSINESS

1) ANNUAL REPORT

Lauderdale provided an overview of the content and purpose of the report. Changes that were suggested at the last meeting have been incorporated into the report.

On a motion by Fry, seconded by Blain, and unanimously approved, the report was approved. Lauderdale will forward the report to the Township Board.

2) FLOODPLAIN DISTRICT

Harvey provided an overview of the draft ordinance. (March 22, 2010 memo and April 26, 2010 memo) The approach in the current ordinance is to incorporate the FEMA maps (1982) into the zoning map. The proposed approach will be to incorporate the current maps (02-17-2010) into the ordinance by reference only. Harvey added an additional component to the recommendation, which would remove standards, in favor of references added to each district

After discussion, Lauderdale summarized the consensus of the members expressed in the discussion: add language as shown in the memo as Section 8.26 to each district, and the referenced section containing the actual regulations should reference Ordinance #184 (updated construction code ordinance) or the most recent version of the construction code ordinance. Harvey will revise the text for action by the PC at the May 24, 2010 meeting.

In response to Snyder, Dean and Harvey presented an overview of the purpose of Ordinance #184, and the Township's relationship to the Flood Insurance Program.

3) BAY AREA COMMERCIAL

Lauderdale provided an overview of the process that has been followed to date to incorporate the master plan goals for the Bay Area.

There was a discussion of the present uses, the potential for future development, and the public input solicited and received at the November 23, 2009 meeting. Lauderdale emphasized that no specific development has been proposed, or is being responded to by the process.

There was a review of the draft language dated 2-22-10, draft #2, resuming discussion of the document on page #6, "Architecture".

Section 8.96(E)(1) Architectural Design Feature - the following topics were discussed:

- Requirement that buildings "face the lake".

- Access to site by delivery vehicles.
- Harvey reminded the members that the proposed district does not have minimum setbacks, but allows the developer to configure in an efficient manner, while incorporating the goals of the district.

Section 8.96(E)(2) the following topics were discussed:

- Exterior finish materials;
- Horizontal wood siding; (remove “horizontal”)

Section 8.96(E)(3) Following discussion, no changes to the section were suggested.

Section 8.96(E)(4) Following discussion, no changes to the section were suggested.

Section 8.96(E)(5) Following discussion, no changes to the section were suggested.

Section 8.96(F)- Signs - Following discussion, it was the consensus of the members that message board signs should be limited or prohibited as inconsistent with the goals of the district.

Section 8.96(G)- Lighting - Following discussion, no changes to the section were suggested.

Section 8.96(H)- Utilities - Following discussion, Harvey clarified that the “sanitary facilities” means “sewer” connections. - no changes to the section were suggested.

Section 8.96(I)- Landscaping - Following discussion, no changes to the section were suggested.

Section 8.96(J)- Shoreline/Waterfront Protection – the following topics were discussed:

- Consultation with the Four Townships organization and/or the Gull Lake Water Quality Association;
- The 50-foot “greenbelt” requirement. (Harvey will recommend potential adjustment.)

Harvey will revise the language -for further discussion by the PC at the May 24 meeting.

4) RECREATION PLAN

Harvey described communication with Dr. Lemberg regarding participation by undergrads as an internship. The average rate for interns is \$10.00 per hour, and a project of 12 hours per week for 7.5 weeks, (\$900.00), is the average internship parameters.

Lauderdale asked about supervision and outcomes. Harvey describe that Dr. Lemberg would supervise, and that he specializes in recreation planning. The outcome would be the compilation of the data, upon which the Planning Commission could base a plan. Lauderdale was requested to communicate the concept and details of a potential recreation plan to the Township Board, asking for their support to proceed with an intern from WMU.

5) NOISE ORDINANCE – deferred to May meeting.

REPORT FROM TOWNSHIP BOARD - none

REPORT FROM ZONING BOARD OF APPEALS

Lauderdale reported that he ZBA met in April to approve the minutes of the February 2009 meeting.

Separately, an amendment to Section 6. ZONING BOARD OF APPEALS will soon be proposed for PC consideration. The Township Attorney has recommended deletion of Section 6.13.

MEMBERS, CONSULTANTS AND ADVISORS TIME

Lauderdale shared information on an upcoming APA training for planning commissioners.

Comstock Charter Township will be holding a hearing on potential changes to its ordinances. Members are invited to attend.

ADJOURN

On a motion by Blain, seconded by Pierce, and unanimously approved, the meeting was adjourned.

Respectfully submitted,

Bruce Dean, AGS